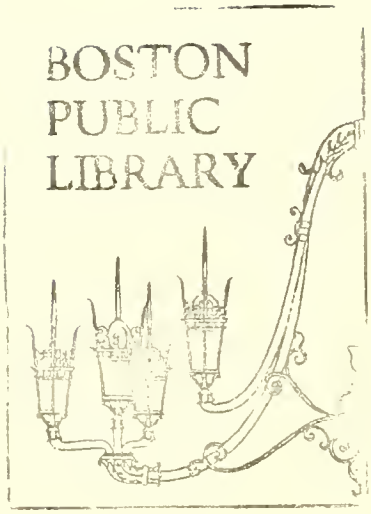
BOSTON
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ROXBURY / SOUTH END

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

Housing Constuction Underway in Boston

BOSTON
PUBLIC
LIBRARY

CITY OF BOSTON
RAYMOND L. FLYNN, MAYOR

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STEPHEN COYLE, DIRECTOR

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September, 1986

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INTRODUCTION

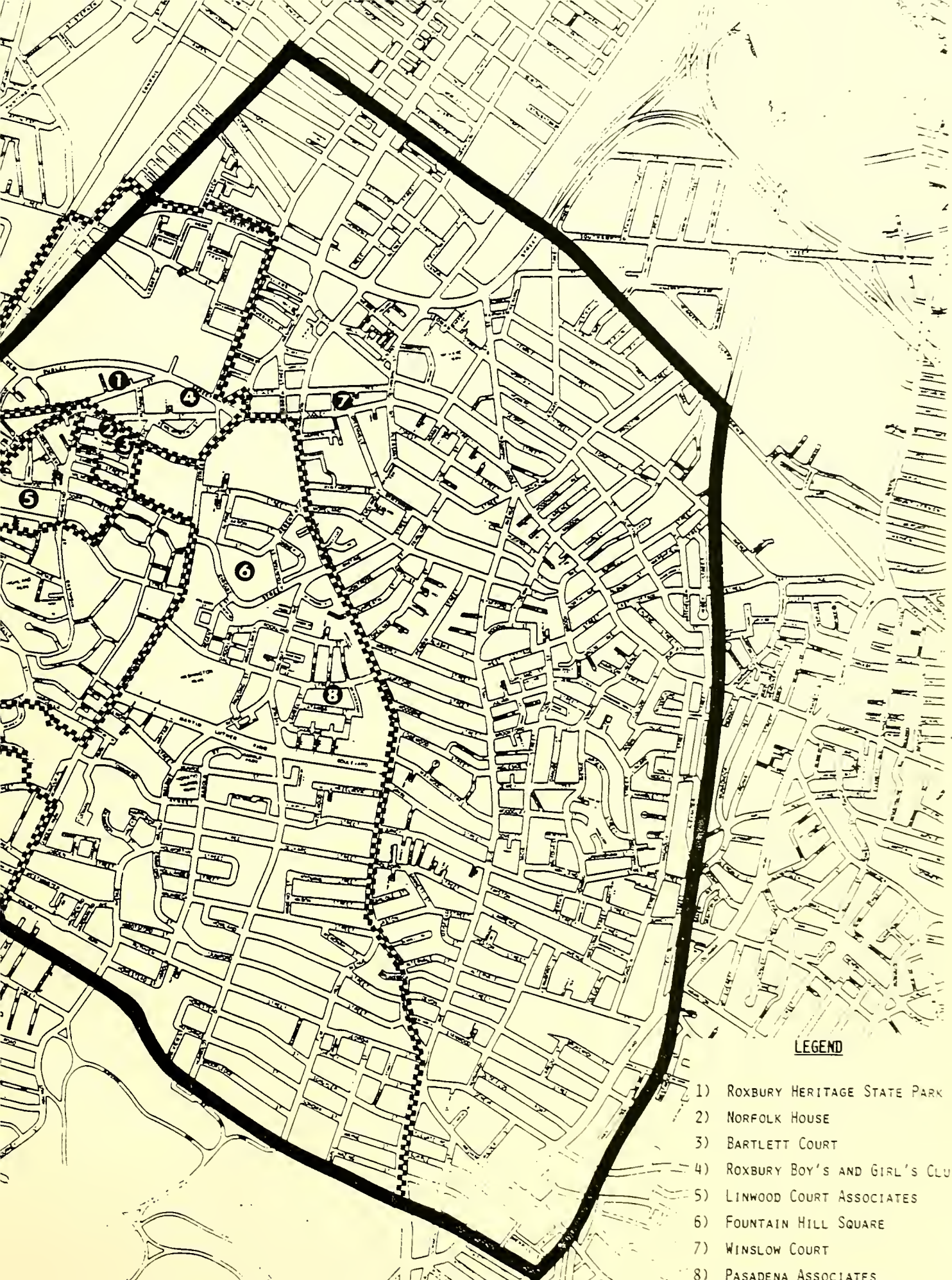
The purpose of this brochure is to highlight some of the more interesting housing creation projects presently underway in Roxbury and the South End since 1985.

Under the aegis of the Boston Redevelopment Authority, more than 1300 new housing units have been proposed and under development review. Of this number, 807 units are described within this brochure. Sixty percent of these units will be developed and marketed to families making up to 80% of the Boston SMSA median income. The total development costs reflected in these projects represents $94 million and each project is to be developed by a local developer, non-profit or CDC.

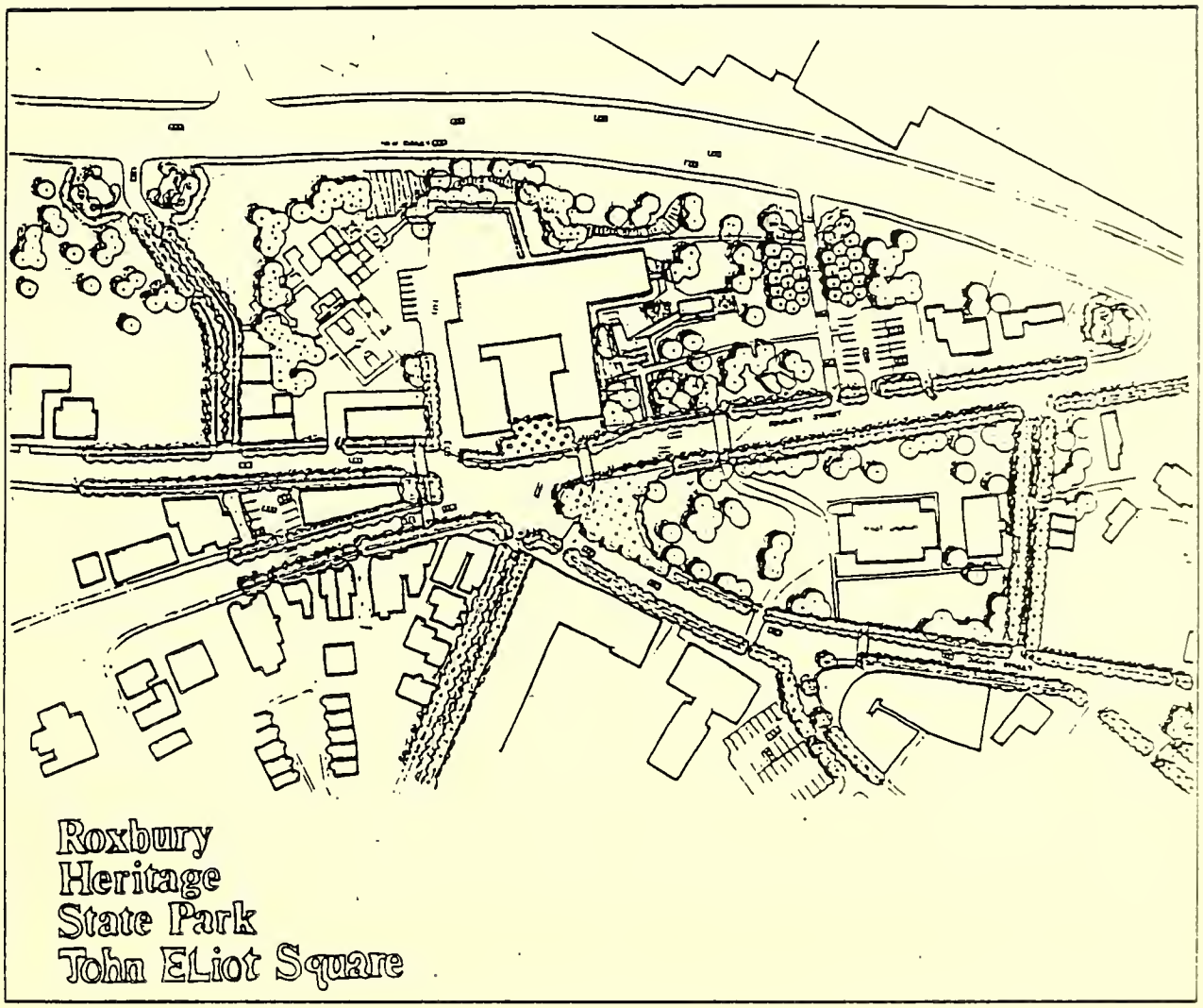
The Roxbury Heritage State Park (RHSP) project is represented in order to demonstrate an example of a significant public improvement project, sponsored by the Commonwealth and supported by the City, in order to maximize the impact of community development in a once blighted neighborhood. As a result of this concept increasing investors confidence is manifesting itself in numerous home improvement projects.

The outstanding feature of this brochure is the consideration given to the design elements of each project. We are confident that the general public will be pleased to see such sensitivity to the architectural fabric of the community, as well as the attention to detail for public improvements and amenities. The job before us has only just begun.

This is the first of a series of brochures that we hope will be informative and lead to further discussions.


LEGEND
1) Roxbury Heritage State Park
2) Norfolk House
3) Bartlett Court
4) Roxbury Boy's and Girl's Club
5) Linwood Court Associates
6) Fountain Hill Square
7) Winslow Court
8) Pasadena Associates

ROXBURY HERITAGE STATE PARK



DEVELOPMENT TEAM:

Developer: Department of Environmental Management (DEM)

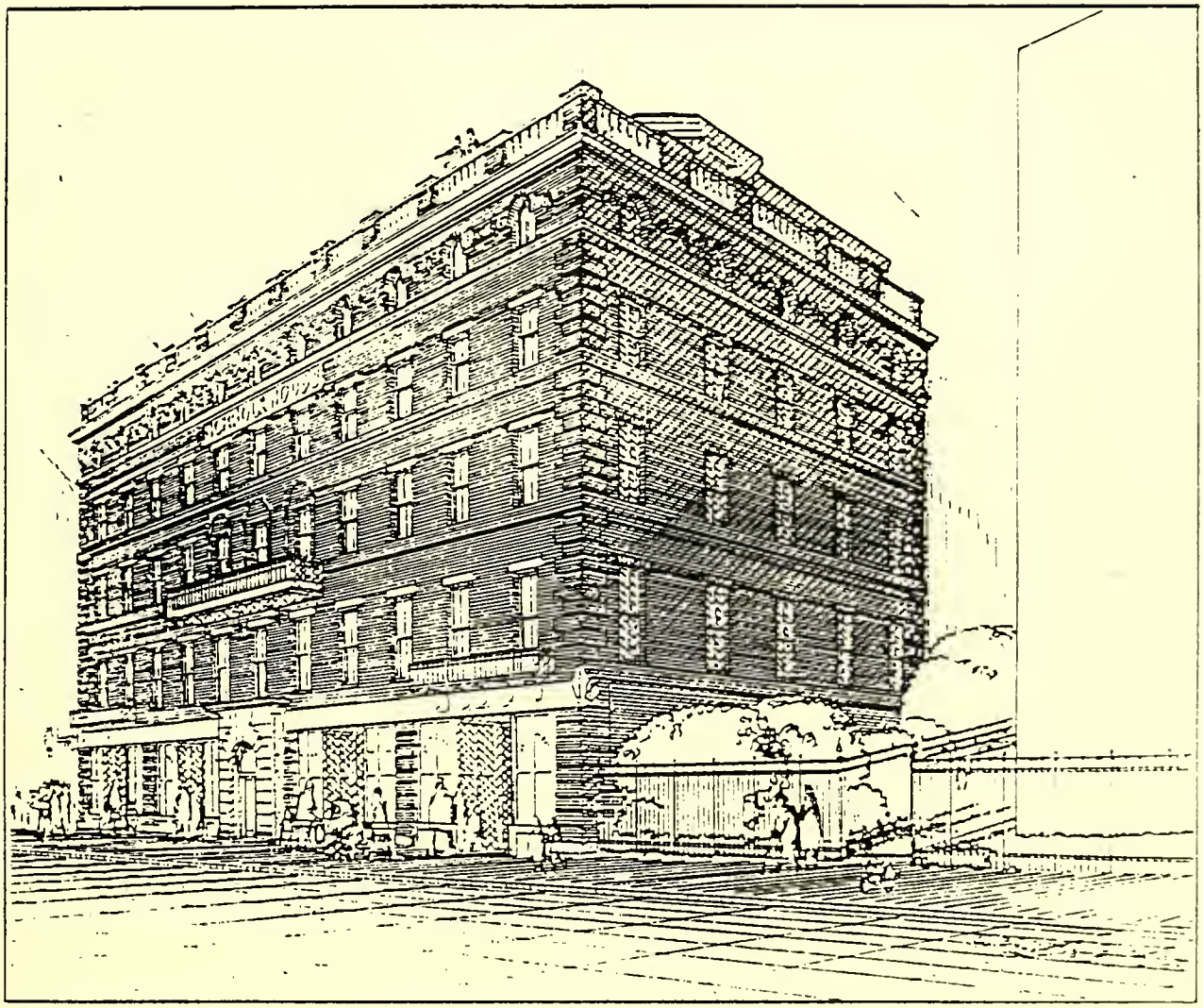
Architect: D.E.M.

Financing: D.E.M.

PROJECT DESCRIPTION:

T.D.C.: $4.6 million

NORFOLK HOUSE
10 ELIOT SQUARE



DEVELOPMENT TEAM:

Developer: Ross Associates

Architect: Ed Snow, AIA

Financing: First American Bank

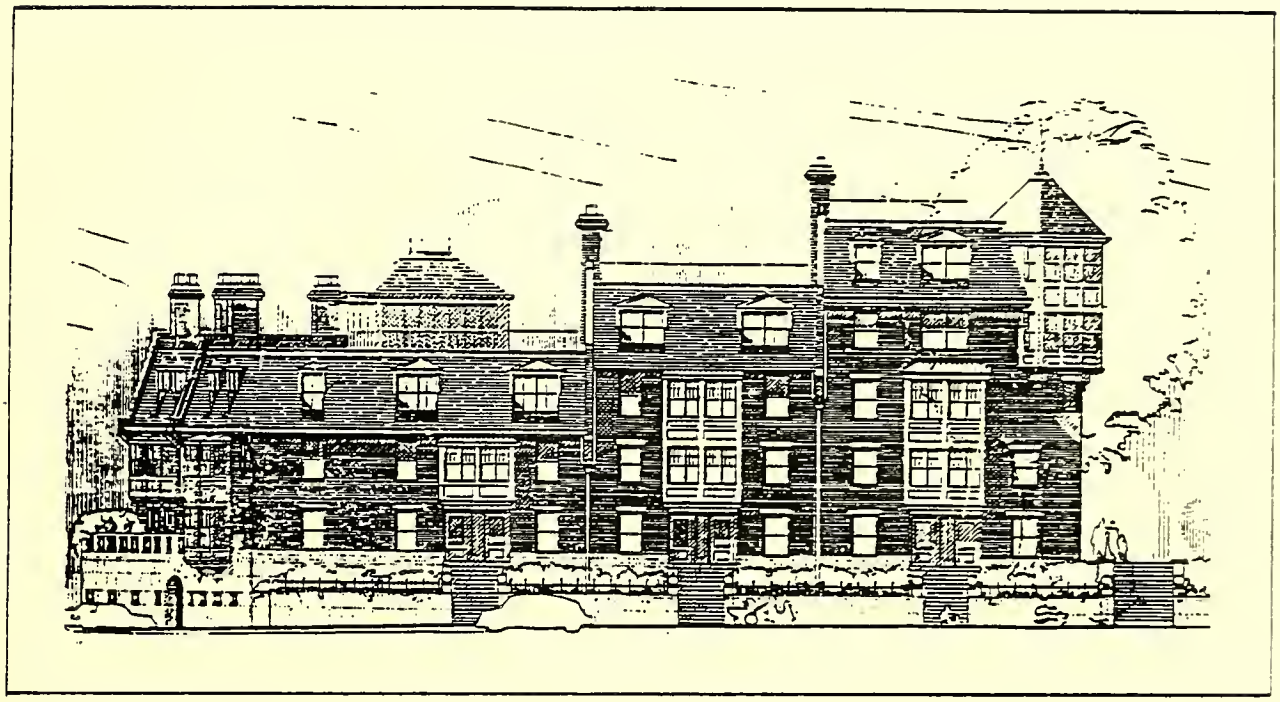
PROJECT DESCRIPTION:

T.D.C.: $3 million

# of Units: 27

# of Affordable Units: 6

BARTLETT COURT
68-70 BARTLETT STREET



DEVELOPMENT TEAM:

Developer: Ross Associates

Architect: Ed Snow, AIA

Financing: First American Bank

PROJECT DESCRIPTION:

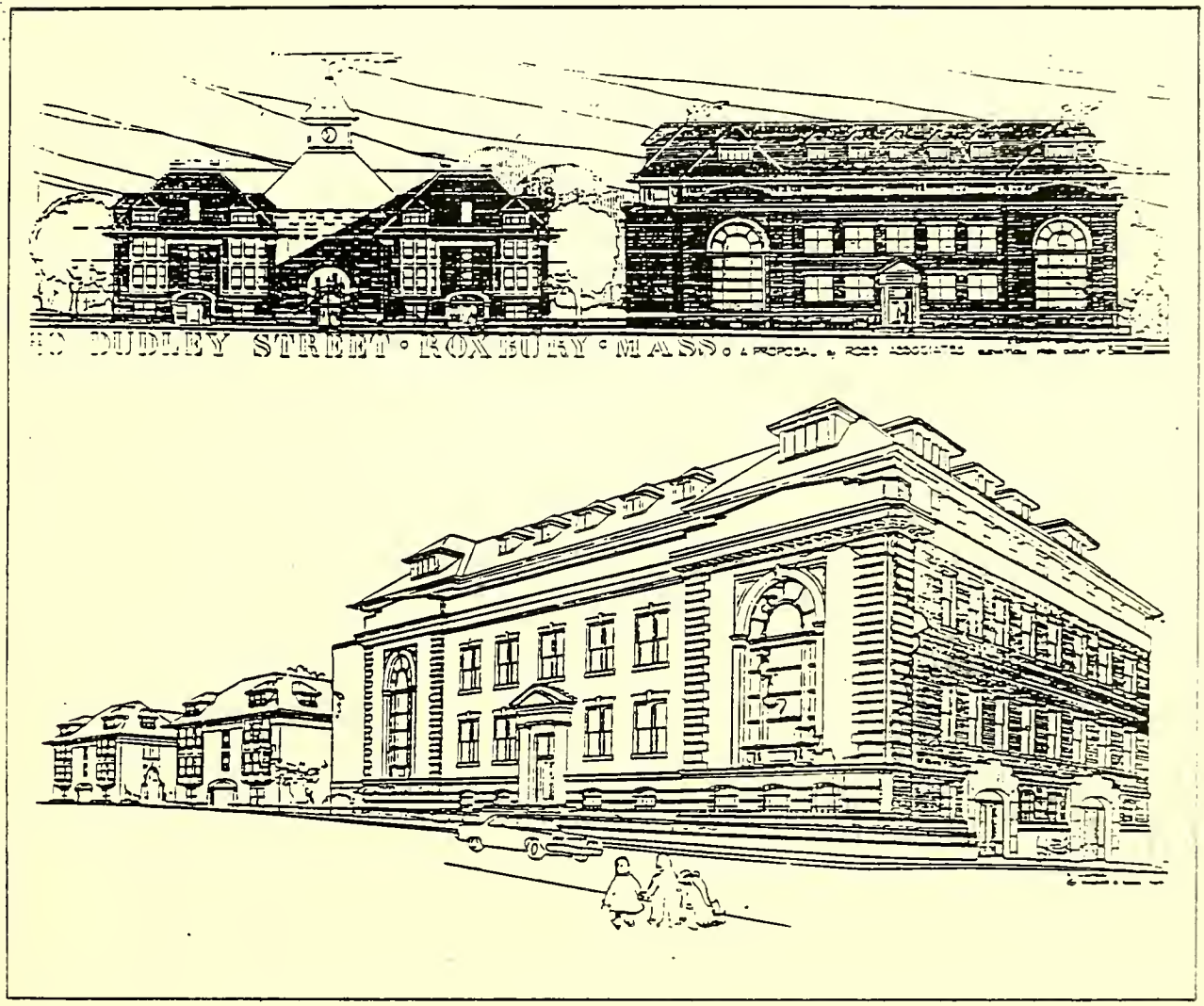
T.D.C.: $2.6 million

# of Units: 22

# of Affordable Units: 8

ROXBURY BOY'S AND GIRL'S CLUB

80 DUDLEY STREET



DEVELOPMENT TEAM:

Developer: Ross Associates

Architect: Ed Snow, AIA

Financing: First American Bank

PROJECT DESCRIPTION:

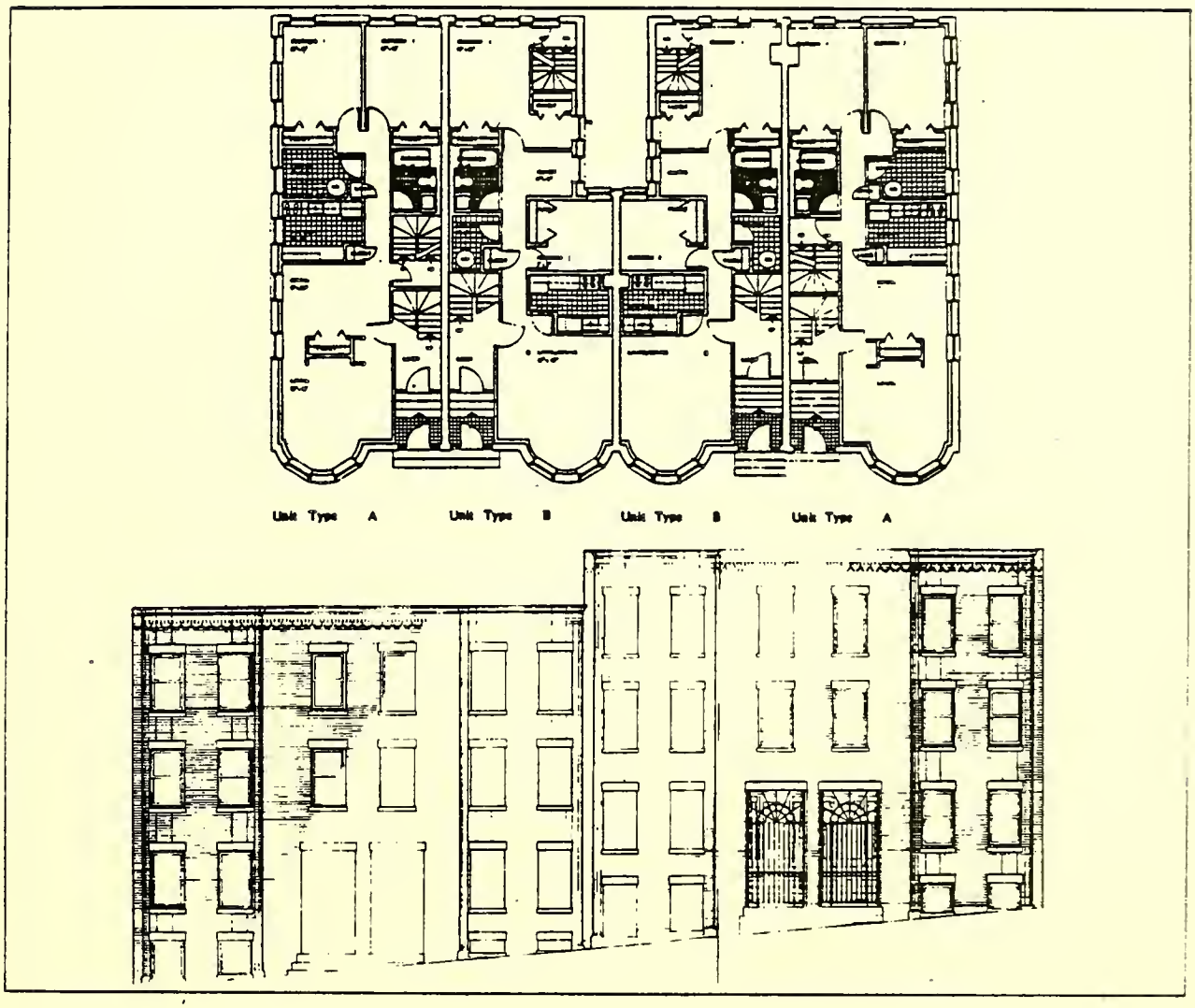
T.D.C.: $12 million

# of Units: 40

# of Affordable Units: 10

LINWOOD COURT ASSOCIATES

14-20 LINWOOD STREET



DEVELOPMENT TEAM:

Developer: L. Duane Jackson

Architect: L. Duane Jackson

Financing: First American Bank

PROJECT DESCRIPTION:

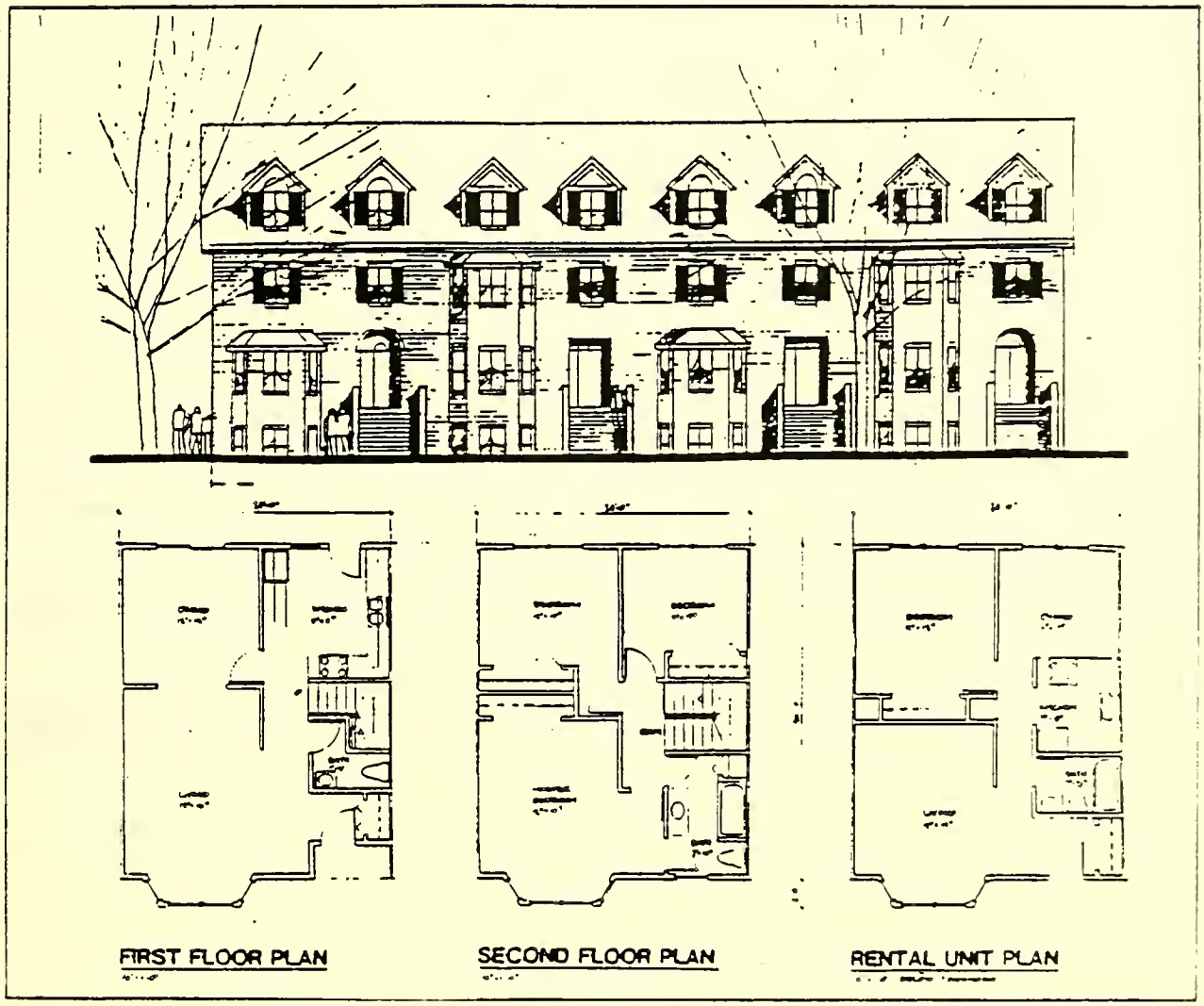
T.D.C.: $700,000

# of Units: 12

# of Affordable Units: 3

FOUNTIAN HILL SQUARE

WP I-2



DEVELOPMENT TEAM:

Developer: Taylor Properties

Architect: Chisholm Washington Architects

Financing: Boston Five Cents Savings

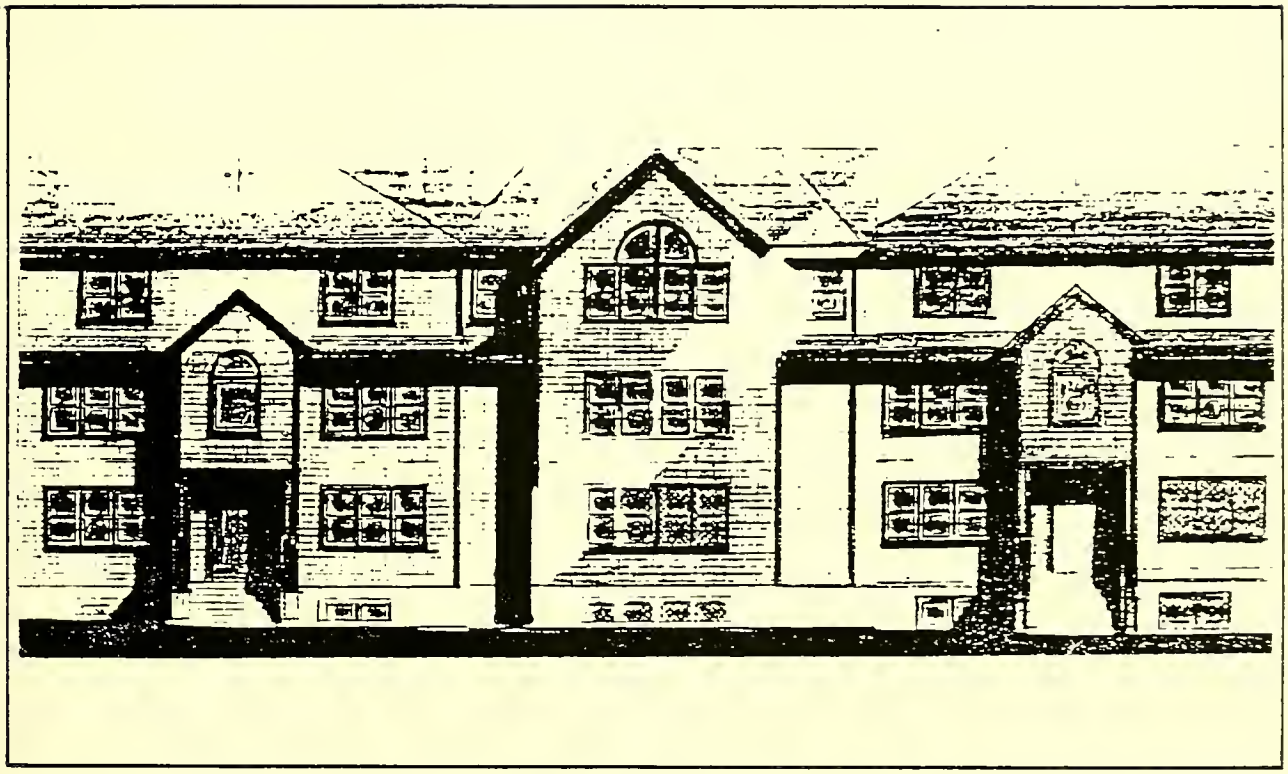
PROJECT DESCRIPTIOIN:

T.D.C.: $8.3 million

# of Units: 114

# of Affordable Units: 42

WINSLOW COURT
DUDLEY STREET



DEVELOPMENT TEAM:

Developer: OIC of Greater Boston

Architect: Eisenberg Haven Associates, Inc.

Financing: Bank of New England

PROJECT DESCRIPTION:

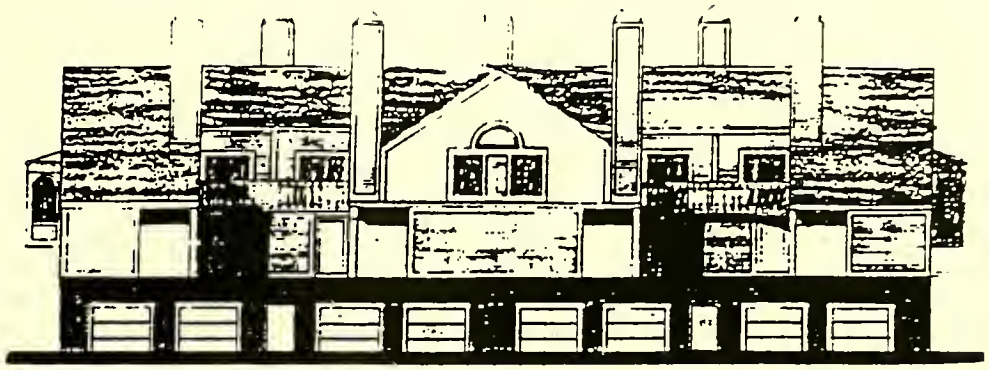
T.D.C.: $2 million

# of Units: 24

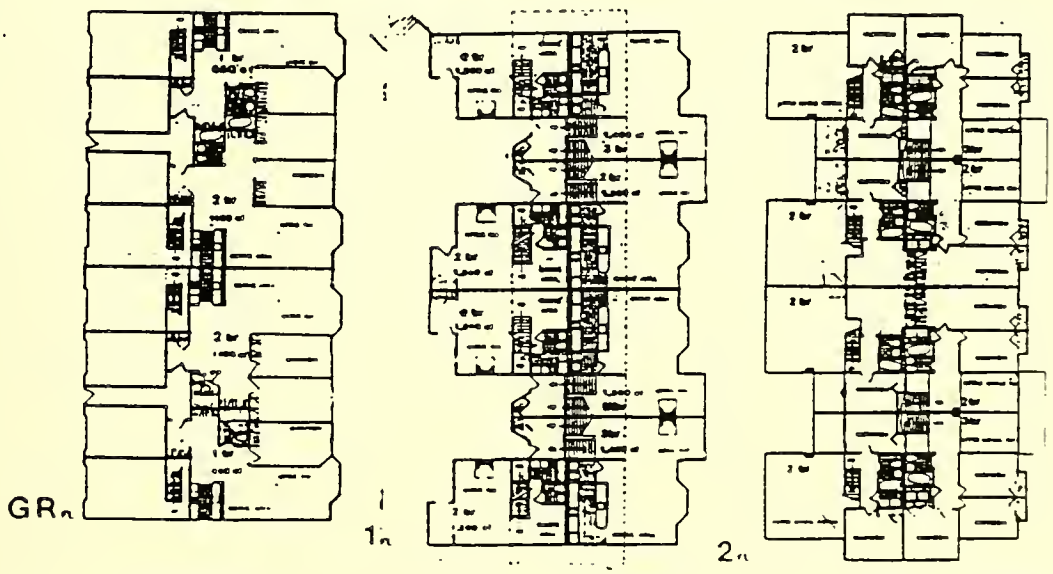
# of Affordable Units: 24

PASADENA ASSOCIATES

WP A-5



FRONT ELEVATION



DEVELOPMENT TEAM:

Developer: Richard Cruz

Architect: Cecil Hansel

Financing: MHFA

PROJECT DESCRIPTION:

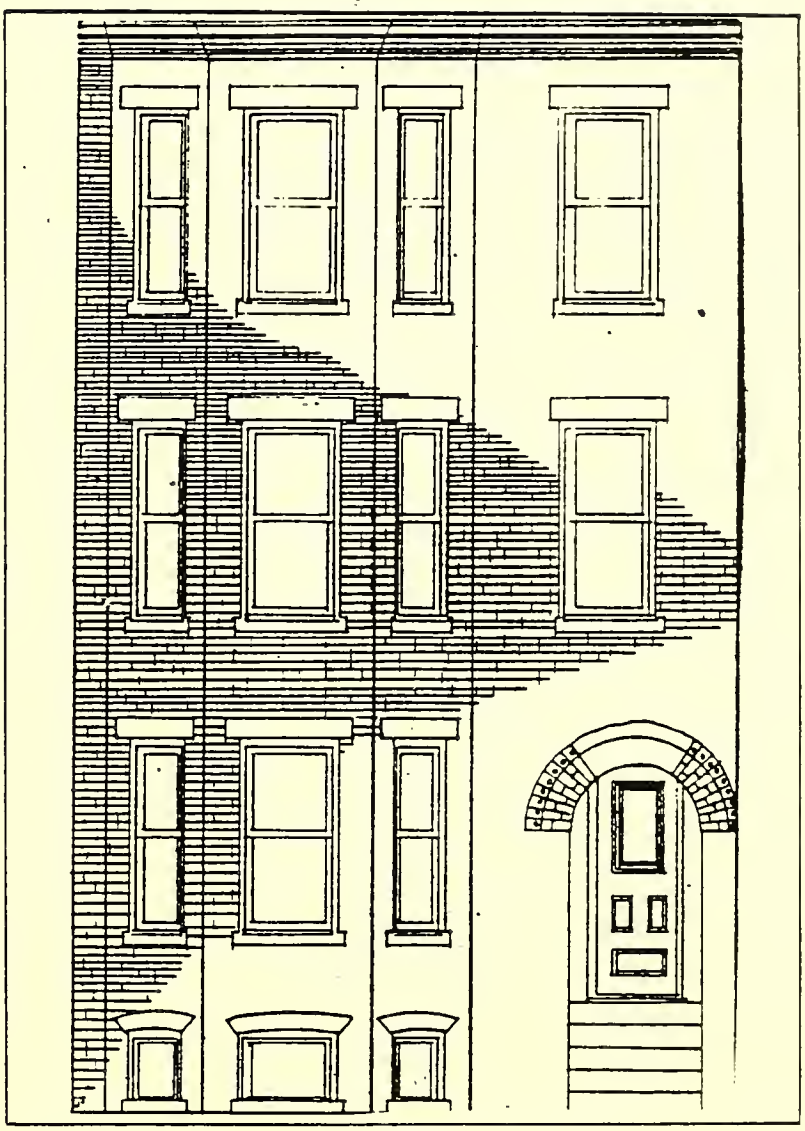
T.D.C.: $1.8 million

# of Units: 22

# of Affordable Units: 11

SOUTH END
E. BERKELEY
ST.
ST.
ST.
ST.
AVE.
MASSACHUSETTS
WASHINGTON
ALBANY
AVENUE
TREMONT
COLUMBUS
1
2
3
4
5
6
7
8
9
10
11
12
LEGEND
1) 45 THORNDIKE STREET
2) TENT CITY
3) ST. CLOUD/MYSTIC BRIDGE
4) CLARENDON BAPTIST CHURCH
5) 4-18 CLARENDON STREET/72 WARREN AVENUE
6) MCDONALD WAREHOUSE
7) 530 TREMONT STREET
8) 478 SHAWMUT AVENUE
9) TDC III
10) 1777-1789 WASHINGTON STREET
11) 35-36 WEST NEWTON
12) 1154 WASHINGTON STREET

45 THORNDIKE STREET



DEVELOPMENT TEAM:

Developer: Cardinal Rehab. Inc.

Architect: Unity Technical Design

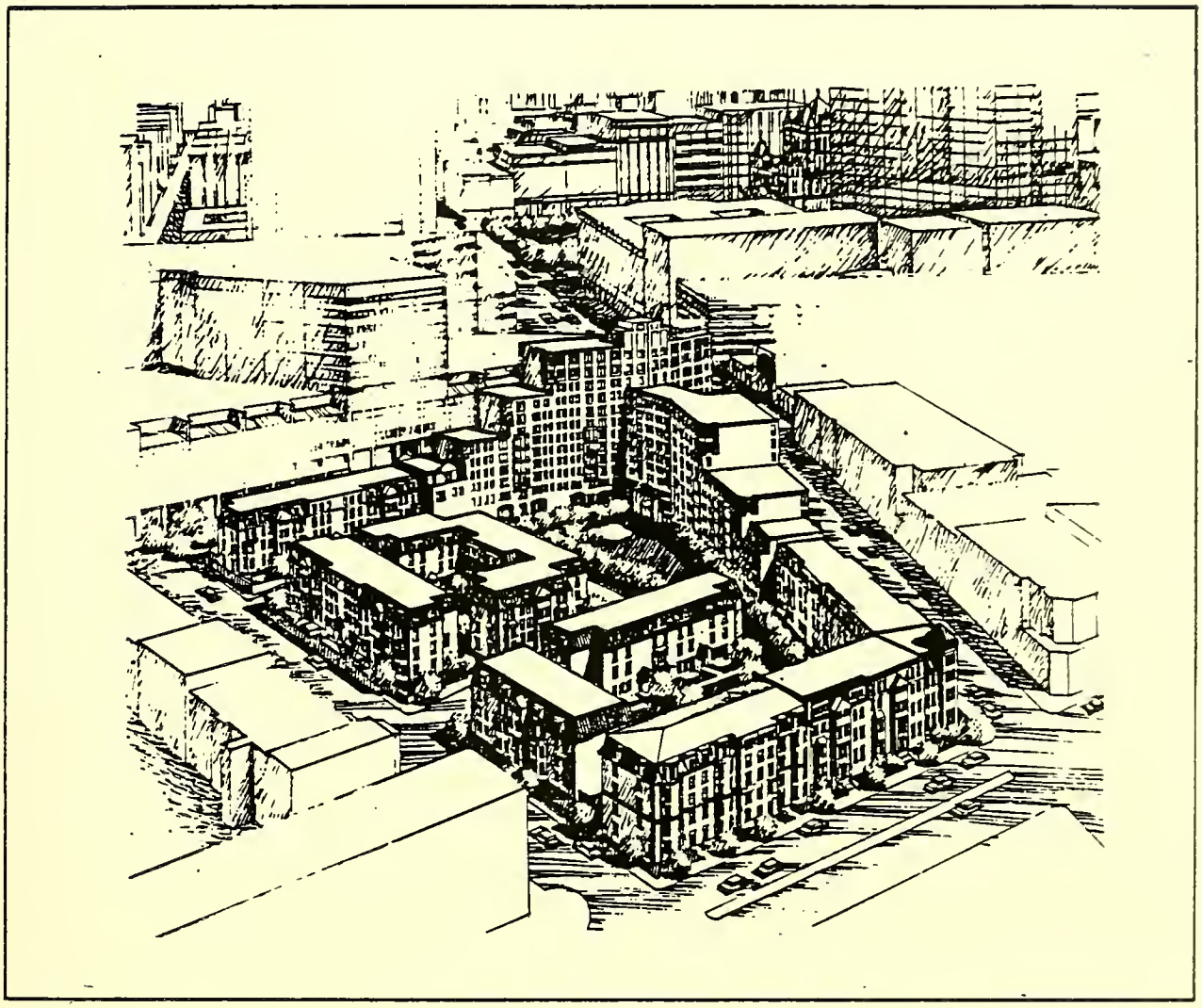
Financing: Haymarket Coop Bank

PROJECT DESCRIPTION:

T.D.C.: $104,000

# of Affordable Units: 3

TENT CITY
COLUMBUS, DARTMOUTH & YARMOUTH STREETS



DEVELOPMENT TEAM

Developer: Tent City Corporation

Architect: Goody Clancy

Financing: Aetna Insurance Co.
Cornerstone Capital
U.S. Trust
MHFA

PROJECT DESCRIPTION

T.D.C.: $32 million

# of Units: 271

# of Affordable Units: 203

ST. CLOUD/ MYSTIC BRIDGE

St. Cloud Building Mystic Bridge Building

DEVELOPMENT TEAM

Developer: Chestnut Assoc/Boston Center For The Arts

Architect: Arrow Street, Inc.

Financing: United States Trust Co.

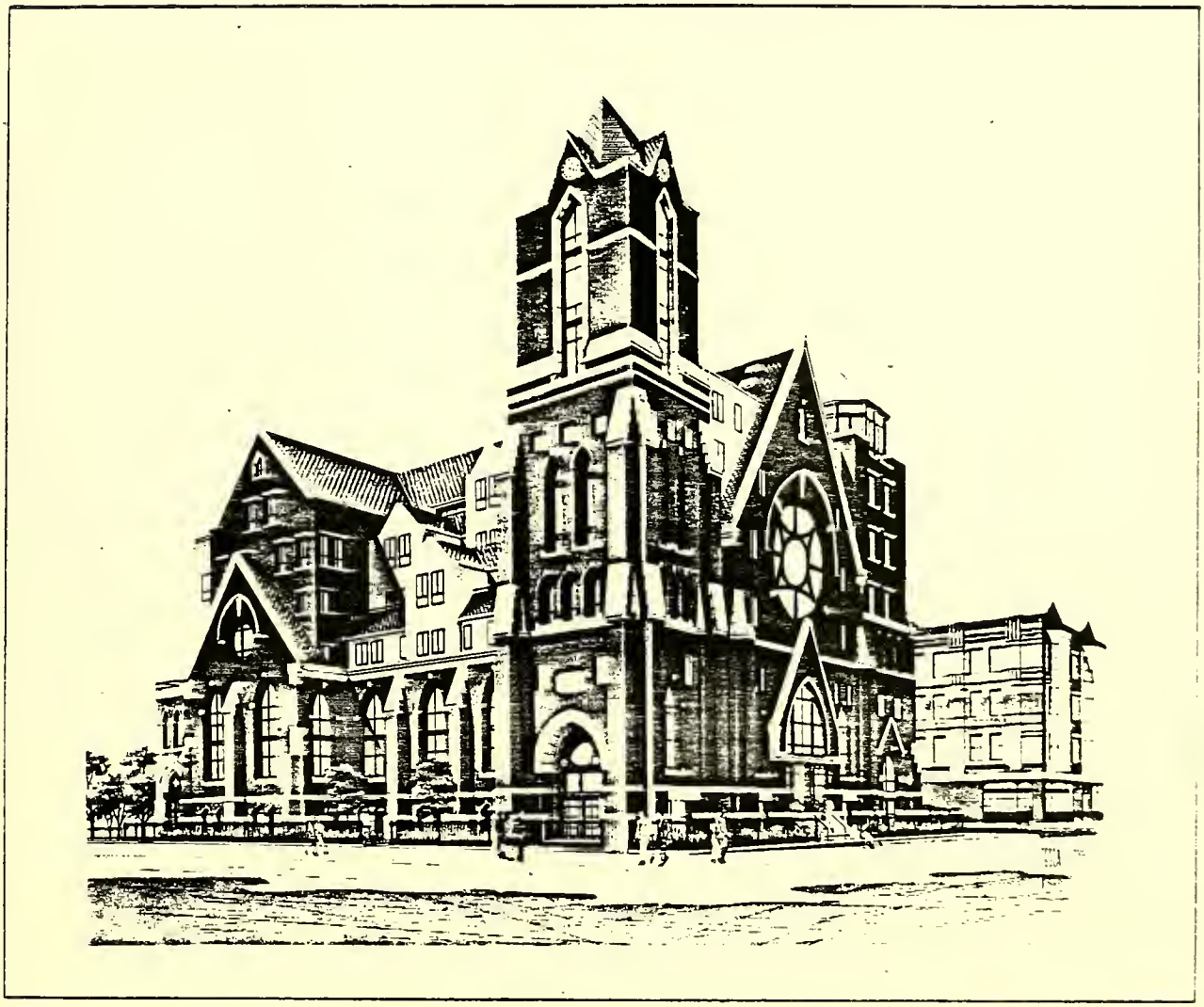
PROJECT DESCRIPTION

T.D.C.: $2.2 million

# of Units: 32

# of Affordable Units: 9

CLARENDON BAPTIST CHURCH
2 CLARENDON STREET



DEVELOPMENT TEAM

Developer: Renaissance Properties

Architect: Notter, Finegold & Alexander

Financing: Bank of Boston

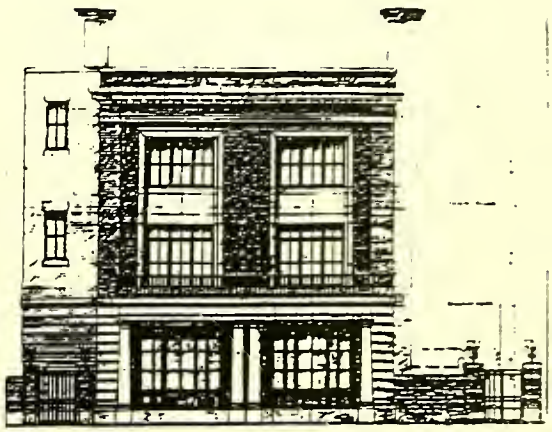
PROJECT DESCRIPTION

T.D.C.: $7.6 million

# of Units: 60

# of Affordable Units: 0

4-18 CLARENDON STREET/ 72 WARREN AVENUE



DEVELOPMENT TEAM

Developer: 4-18 Clarendon St/
72 Warren Ave Partnership

Architect: Bialosky and Manders

Financing: Bank of Boston

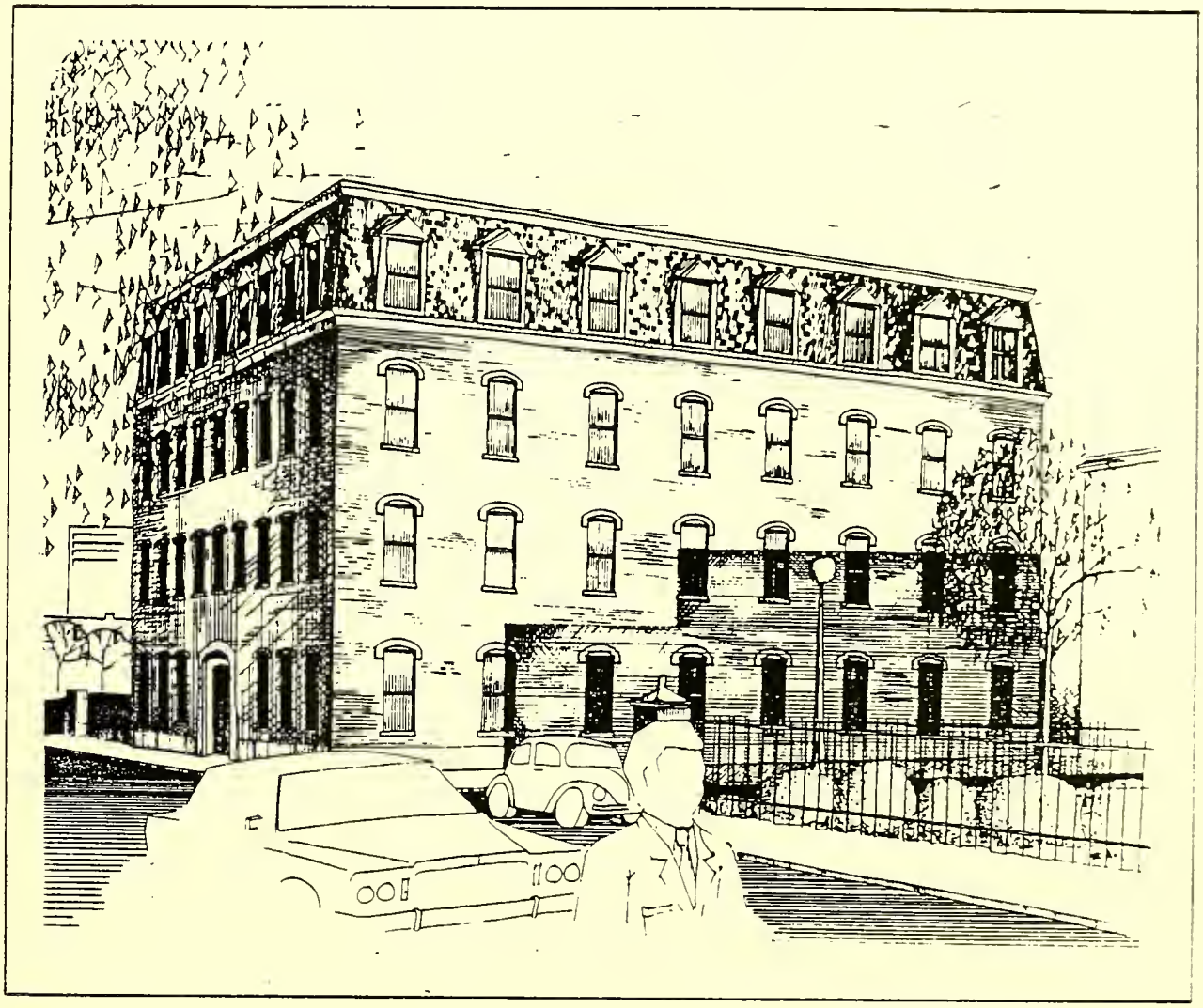
PROJECT DESCRIPTION

T.D.C.: $3.7 million

# of Units: 24

# of Affordable Units: 10

MCDONALD WAREHOUSE
16-34 EAST CONCORD STREET



DEVELOPMENT TEAM

Developer: Old Boston Restorations

Architect: Herbert Zeller

Financing: Bank of New England

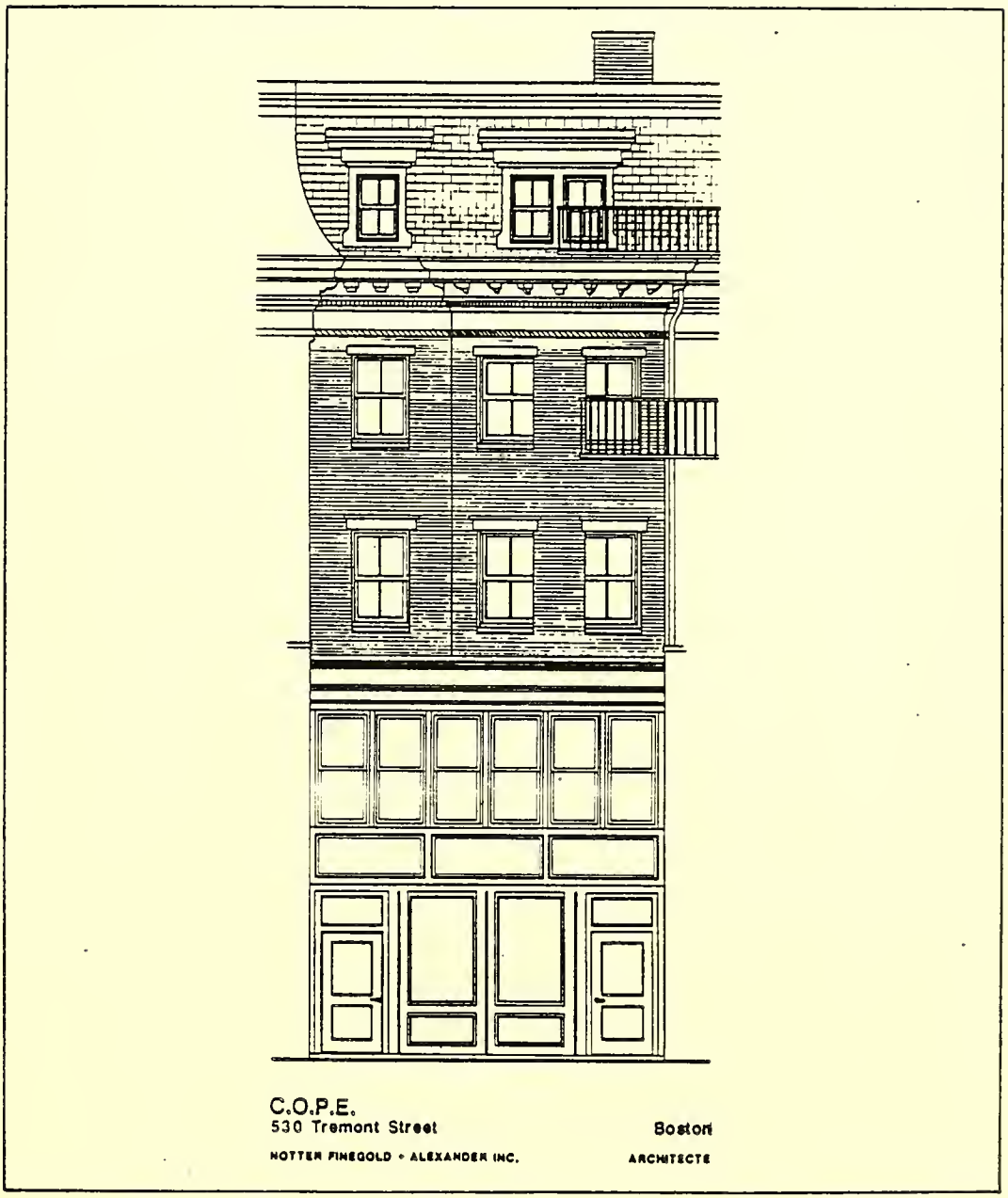
PROJECT DESCRIPTION

T.D.C.: $1.6 million

# of Units: 26

# of Affordable Units: 5

530 TREMONT STREET



DEVELOPMENT TEAM

Developer: Coping with the Overall Pregnancy/Parenting (COPE) Experience

Architect: Notter, Finegold & Alexander

Financing: Bank of Boston

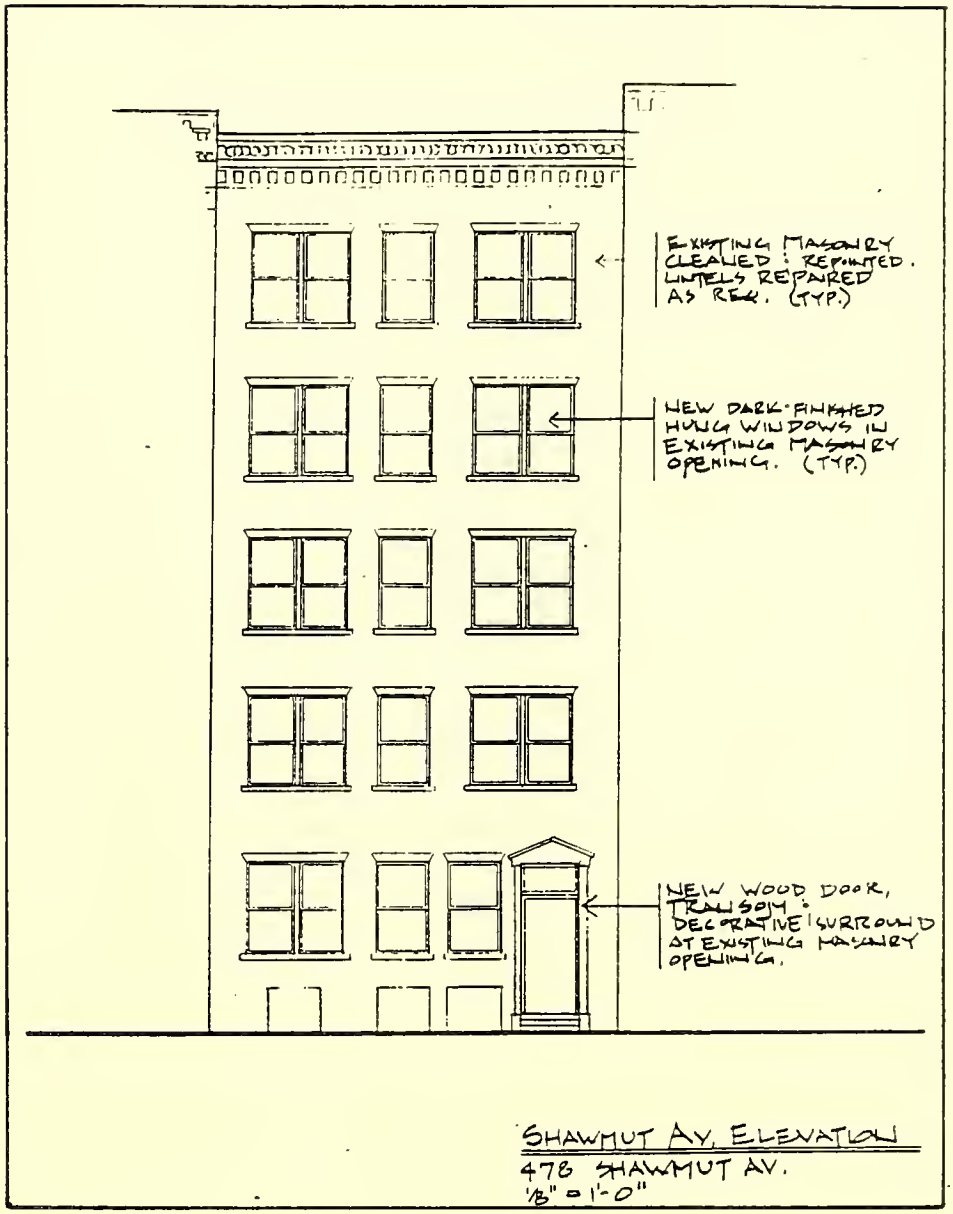
PROJECT DESCRIPTION

T.D.C.: $396K

# of Units: 3

# of Affordable Units: 3

478 SHAWMUT AVENUE


EXISTING MASONRY CLEANED & REPOINTED. LINTELS REPAIRED AS REQ. (TYP.)
NEW DARK-FINISHED HUNG WINDOWS IN EXISTING MASONRY OPENING. (TYP.)
NEW WOOD DOOR, TRANSOM & DECORATIVE SURROUND AT EXISTING MASONRY OPENING.
SHAWMUT AV. ELEVATION
478 SHAWMUT AV.
3/8" = 1'-0"

DEVELOPMENT TEAM

Developer: Ferme Development Co.

Architect: The Design Partnership

Financing: Liberty Bank & Trust

PROJECT DESCRIPTION

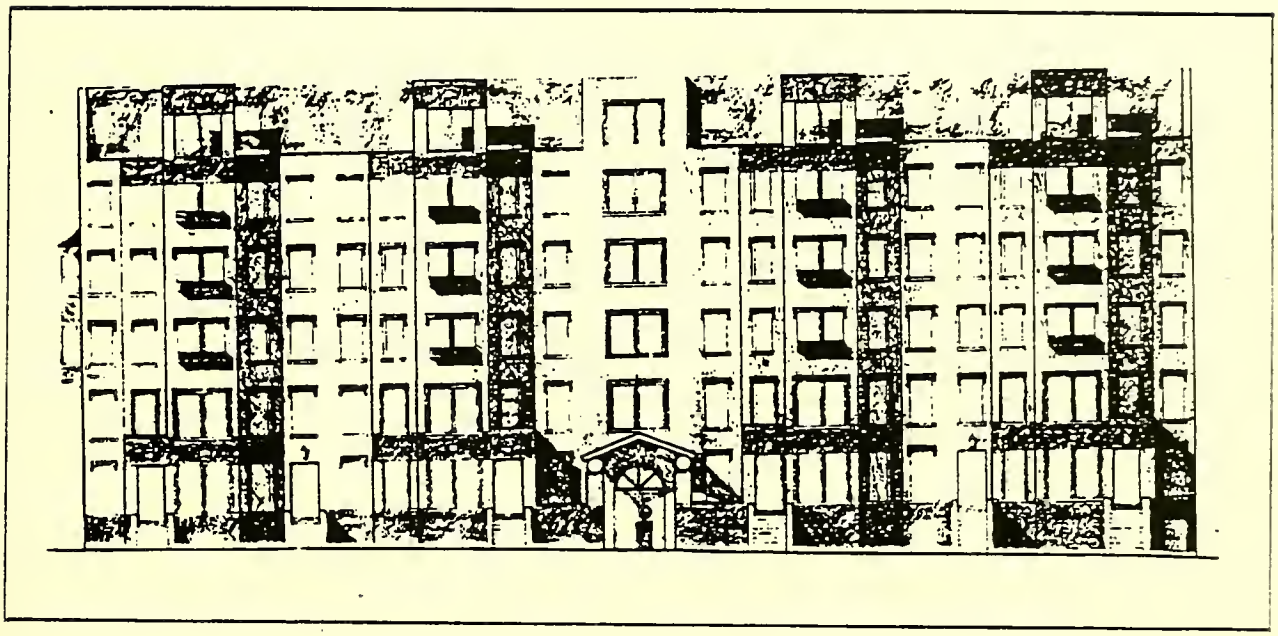
T.D.C.: $760K

# of Units: 10

# of Affordable Units: 4

TDC III

395, 397, 400 MASSACHUSETTS AVENUE



DEVELOPMENT TEAM

Developer: Tenants Development Corp.

Architect: Stull & Lee

Financing: MHFA

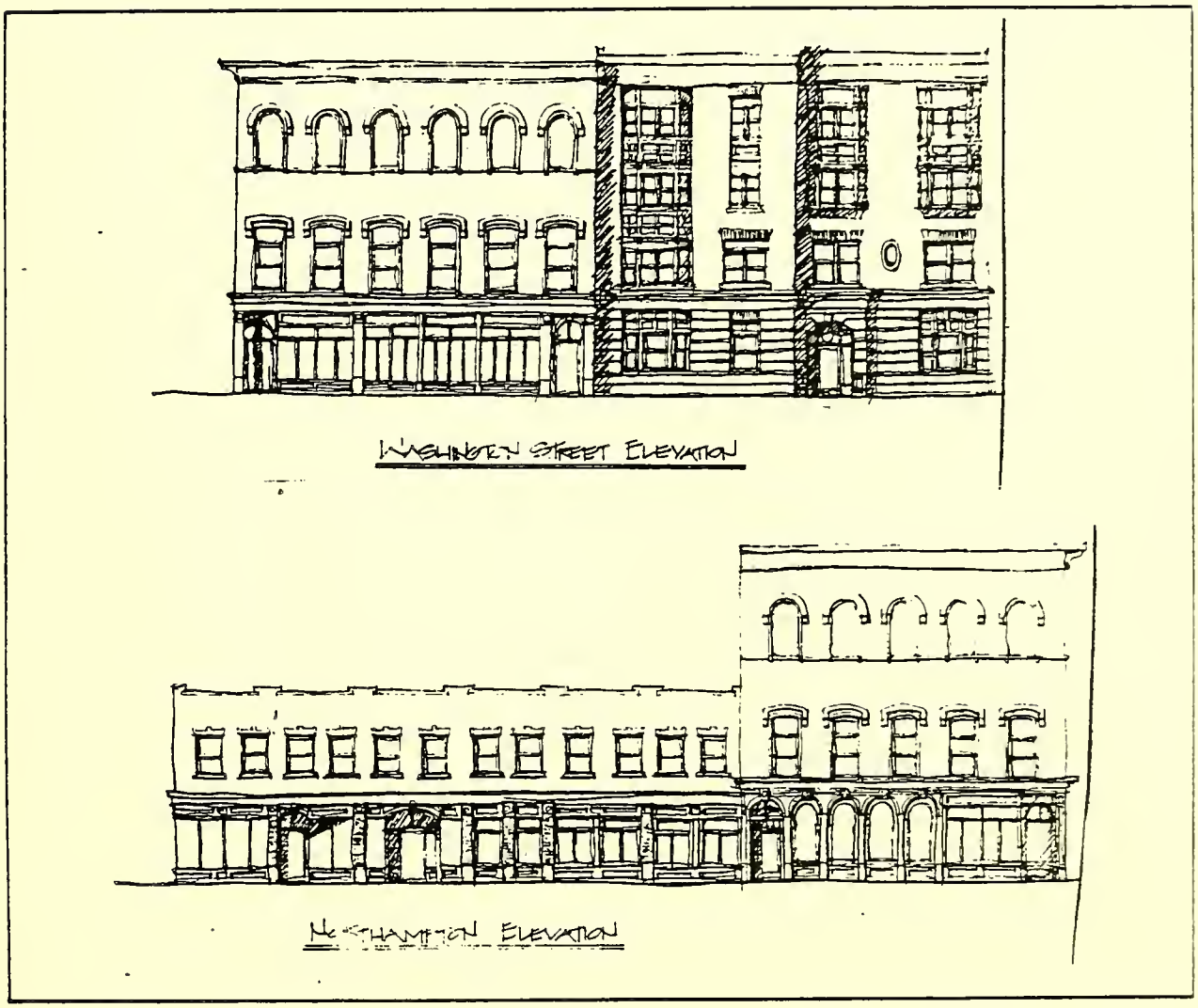
PROJECT DESCRIPTION

T.D.C.: $6.4 million

# of Units: 59

# of Affordable Units: 36

1777-1789 WASHINGTON STREET



DEVELOPMENT TEAM

Developer: Kenneth Simonetti Family Trust

Architect: Guy Grassi & Associates

Financing: State Street Bank & Trust Company

PROJECT DESCRIPTION

T.D.C.: $1 million

# of Units: 20

# of Affordable Units: 6

BOSTON AGING CONCERNS
35-36 WEST NEWTON STREET

DEVELOPMENT TEAM:

Developer: Boston Aging Concerns
Young & Old United

Architect: Architects & Associates
Designers, Inc.

Financing: State Street Bank
& Trust Company

PROJECT DESCRIPTION:

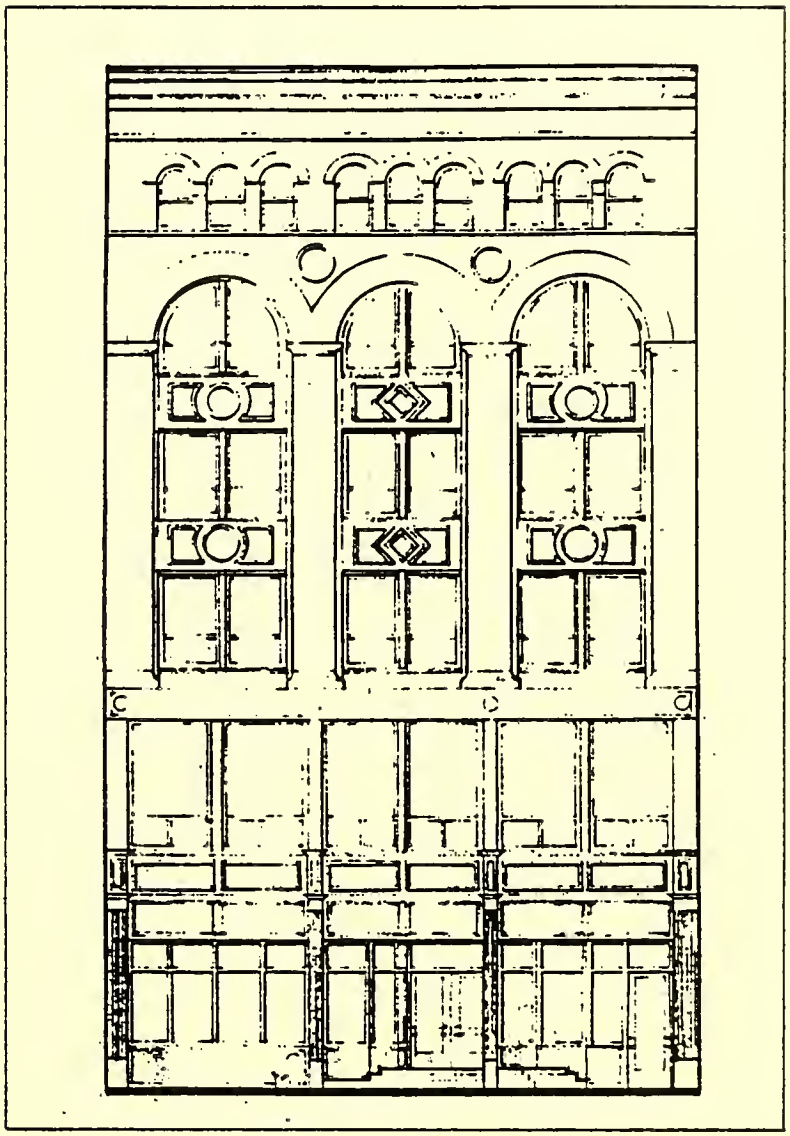
T.D.C.: $1.2 million

# of Units: 30

# of Affordable Units: 30

BOSTON CITY LIGHTS

1154 WASHINGTON STREET



DEVELOPMENT TEAM

Developer: Boston City Lights, Inc.

Architect: John Catlin & Assoc.

Financing: Shawmut Bank

PROJECT DESCRIPTION

T.D.C.: $1.8 million

# of Units: 8

# of Affordable Units: 0

1053 42

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